

**LOCUS PLAN**  
N.T.S.

**NOTES**

- OWNER OF RECORD:  
23 KANE, LLC  
PORTSMOUTH, NH, TAX MAP 142, LOT 21  
RCRD 5093-2252 PARCEL AREA: 17,492 S.F., 0.40 ACRES.
- BASIS OF BEARING FROM PLAN REFERENCE #2.
- FLOOR ELEVATIONS ARE BASED ON THE ELEVATION OF THE F.K. IN THE STREET IN FRONT OF LOT 22.  

BASEMENT	99.00
1ST FLOOR (A)	104.00
1ST FLOOR (B)	106.50
2ND FLOOR	116.40

**REFERENCE PLANS**

- NEW HAMPSHIRE APPROACH RIGHT OF WAY PLANS  
JOHN H. DURGIN CIVIL ENGINEERS, DATED APRIL 1958  
RCRD 02594
- PLAN OF LOT PORTSMOUTH, NH FOR MD ENTERPRISES, INC.  
JOHN H. DURGIN CIVIL ENGINEERS, DATED JANUARY 1971  
RCRD 20350-387
- PLAN OF LAND OF DAVID SMART, MARGARET FREY &  
PHILIPPE STREET CIVIL CONSULTANTS, DATED MARCH 14, 1986, RCRD D-14412
- PLAN OF PORTION OF LAND OF ETTORE E & IRENE  
SCARFONI CIVIL CONSULTANTS, DATED OCTOBER 1, 1986  
RCRD D-28501
- LOT LINE RELOCATION PLAN FOR PETER M BARBER, SR.  
AMBIT SURVEY, DATED MAY 19, 1946, RCRD D-24755
- CONDOMINIUM SITE PLAN FOR DENNETT-HOSPEL REALTY  
PREPARED BY THIS OFFICE, DATED JANUARY 4, 2009  
RCRD 89760
- BOUNDARY SURVEY FOR TIMOTHY G PEAVEY PREPARED  
BY THIS OFFICE, DATED JANUARY 12, 2010, NOT RECORDED

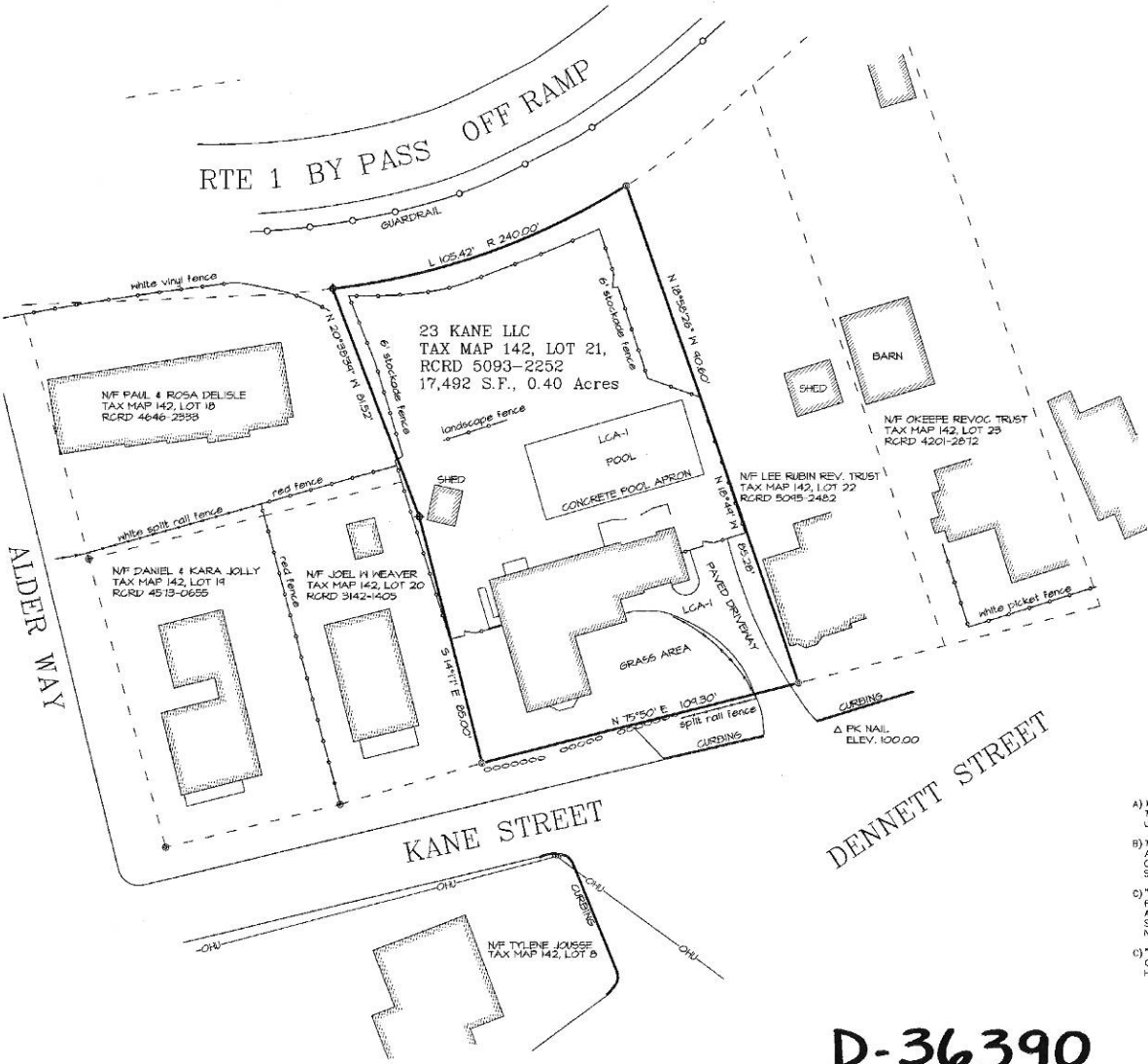
**LEGEND**

- ◆ I.P. TO BE SET
- ⊙ I.P. FOUND
- LCA-1 LIMITED COMMON AREA, UNIT 1

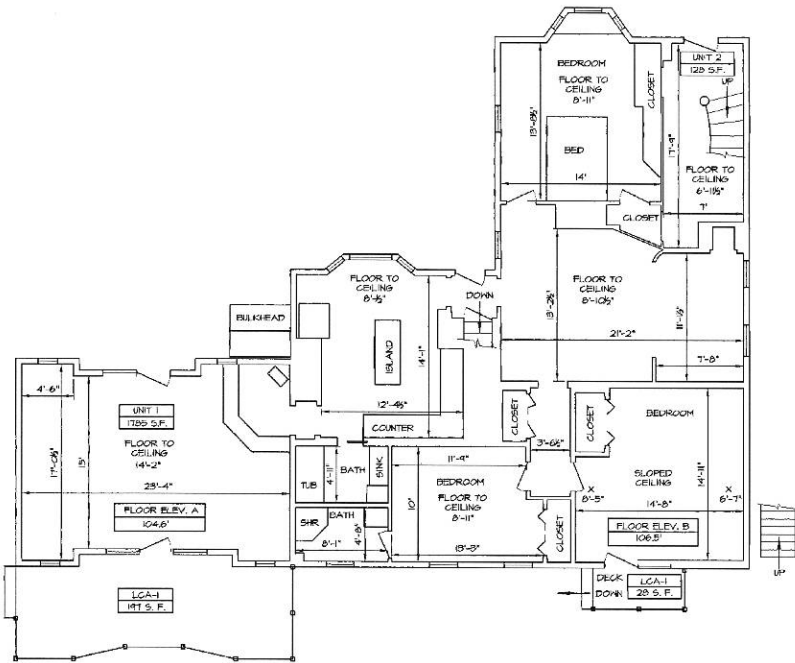
- ALEX ROSS, HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY AR & DS DURING MAY OF 2010. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS, CATEGORY 1, CONDITION 1.
- I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUB-DIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
- I, THE UNDERSIGNED REGISTERED LAND SURVEYOR CERTIFIES THAT ALL UNITS OR PORTIONS, DENOTED HEREIN ARE SUBSTANTIALLY COMPLETED.

*R. Alex Ross* 6/3/10  
R. ALEX ROSS DATE  
A COPY OF THIS PLAN HAS BEEN SUBMITTED TO THE PORTSMOUTH PLANNING BOARD FOR INFORMATION PURPOSES ONLY. PER RSA 676:18, IV.

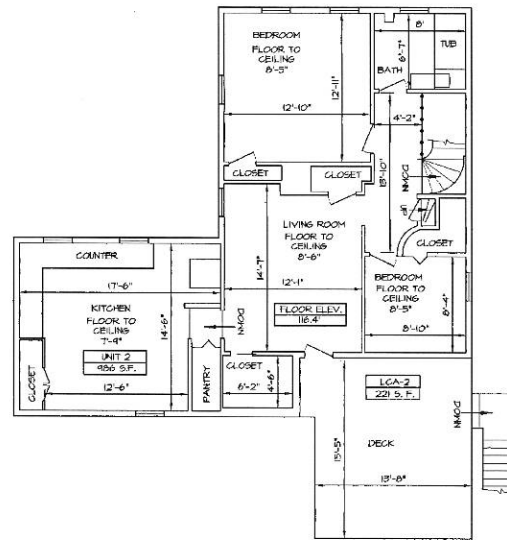
DATE	FOR RECORDING
1 JUNE 3, 2010	
ISS. DATE	DESCRIPTION OF ISSUE
SCALE	1" = 20'
DRAWN	A.R.
CHECKED	D.S.
	A.R.
<b>ROSS ENGINEERING</b> Civil/Structural Engineering & SURVEYING 990 Main Street Portsmouth, NH 03801 (603) 433-7100	
CLIENT	23 KANE, LLC Po Box 185 Deerfield, NH 03037
TITLE <b>Condominium Site Plan</b> for <b>23 KANE, LLC</b> 23 Kane Street Tax Map 142, Lot 21 Portsmouth, NH	
JOB NUMBER	10-021
PLG. NO.	1 OF 3
ISSUE	



**D-36390**  
Sheet 1 of 3



**FIRST FLOOR PLAN**  
Scale: 3/16"=1'-0"



**SECOND FLOOR PLAN**  
Scale: 3/16"=1'-0"

**NOTES**

- 1) OWNER OF RECORD:  
23 KANE, LLC  
PO BOX 185  
DEERFIELD, NH 03037  
RCRD 5093-2252
- 2) UNIT AREAS ARE CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL TO CENTERLINES OF INTERIOR WALLS
- 3) UNIT AREAS:  
UNIT 1..... 1785 S.F.  
UNIT 2..... 950 S.F.  
1ST FLOOR..... 128 S.F.  
2ND FLOOR..... 986 S.F.  
ATTIC..... 951 S.F.
- LIMITED COMMON AREA (L.C.A.)  
UNIT 1..... 225 S.F.  
UNIT 2..... 221 S.F.  
COMMON AREA..... 1146 S.F.

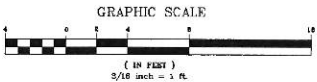
**LEGEND**

X  
94" FLOOR TO CEILING HEIGHT

I, ALEX ROSS, HEREBY CERTIFY:  
A) THAT THIS FLOOR PLAN ACCURATELY DEPICTS THE STRUCTURE AT 23 KANE STREET  
B) THAT THIS PLAN IS ACCURATE & IN COMPLIANCE WITH THE PROVISIONS OF RSA 356-B:20-1, & THAT ALL UNITS OR PORTIONS DEPICTED HEREIN ARE SUBSTANTIALLY COMPLETED.

*Alex Ross*  
R. ALEX ROSS DATE: 6/3/2010

A COPY OF THIS PLAN HAS BEEN SUBMITTED TO THE PORTSMOUTH PLANNING BOARD FOR INFORMATION PURPOSES ONLY. PER RSA 676:16 IV.

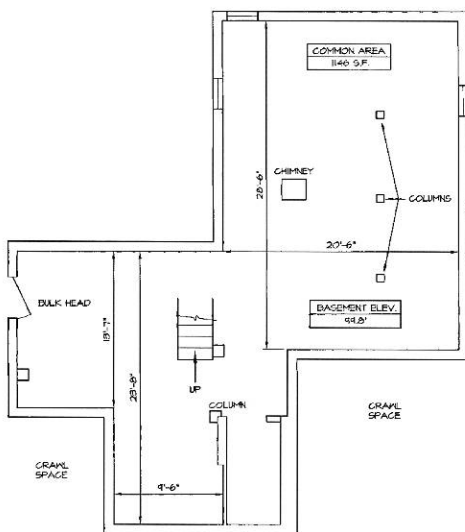


**D-36390**  
Sheet 2 of 3

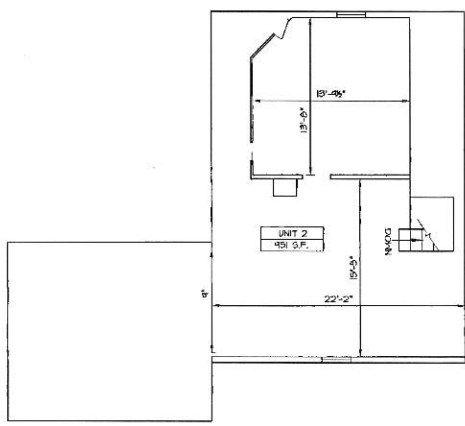
DATE	FOR RECORDING
6/3/2010	
SCALE	DESCRIPTION OF NOTE
3/16" = 1'-0"	
CHECKED	DATE
AR	
DRAWN	DATE
DS	
CHECKED	DATE
AR	
<b>ROSS ENGINEERING</b> Civil/Structural Engineering & Surveying 192 Gilman St. Portsmouth, NH 03801 (603) 433-7568	
CLIENT 23 Kane, LLC Po Box 185 Deerfield, NH 03037	
TITLE <b>Condominium Floor Plan</b> for <b>23 Kane, LLC</b> 23 Kane Street Tax Map 142, Lot 21 Portsmouth, NH	
DATE	DATE
10-021	2 OF 3

**Alex Ross**  
CIVIL ENGINEER & SURVEYOR

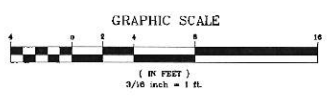
*Alex Ross*



**BASEMENT**  
Scale: 3/16"=1'-0"



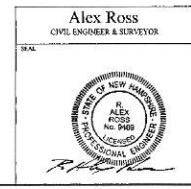
**ATTIC FLOOR PLAN**  
Scale: 3/16"=1'-0"



I, ALEX ROSS, HEREBY CERTIFY:  
 A) THAT THIS FLOOR PLAN ACCURATELY DEPICTS THE STRUCTURE AT 23 KANE STREET  
 B) THAT THIS PLAN IS ACCURATE & IN COMPLIANCE WITH THE THE PROVISIONS OF RSA 358-B:20-1, & THAT ALL UNITS OR PORTIONS DETICTED HEREIN ARE SUBSTANTIALLY COMPLETED.  
 Alex Ross 6/3/10  
 I, ALEX ROSS DATE

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**D-36390**  
Sheet 3 of 3



1	6/3/2010	FOR RECORDING
NO.	DATE	DESCRIPTION OF WORK
SCALE	3/16" = 1'-0"	
DRAWN BY	AR	
CHECKED BY	DS	
DATE	AR	
<b>ROSS ENGINEERING</b> Civil/Structural Engineering & Surveying 409 GARDEN ST. PORTSMOUTH, NH 03841 (603) 431-7166		
CLIENT	23 Kane, LLC Po Box 185 Deerfield, NH 03037	
TITLE	Condominium Floor Plan for 23 Kane, LLC 23 Kane Street Tax Map 142, Lot 21 Portsmouth, NH	
PROJECT NO.	10-C21	SHEET NO. 3 OF 3